

**MINUTES
"SPECIAL" MEETING
NANTUCKET PLANNING AND ECONOMIC DEVELOPMENT COMMISSION
6:00 PM, MONDAY, MAY 15, 2006
HIGH SCHOOL CAFETERIA
10 SURFSIDE ROAD**

9 Members Present: Brian Chadwick, Jack Gardner, Sylvia Howard, Nat Lowell, John McLaughlin, Barry Rector, Frank Spriggs, Don Visco (@ 6:50PM), Linda Williams,

Staff Present: Andrew Vorce, T.Michael Burns, Leslie Woodson, Jeromette Hicks

Presenters: Kurt Gaertner, (EOEA)

Audience Present: Cormac Collier, Leedara Zola, Maureen Beck, Mary Anne Worth, John Wagley, Charity Benz, Mike Glowacki, Dual Macintyre, Peter Sullers (I&M),

- I. **Call to Order** Chairman Rector called the meeting to order at 6:12PM.
- II. **Establishment of Quorum** The Chairman declared a quorum was present.
- III. **Approval of the Agenda**
The motion was made by Frank Spriggs and seconded that the NP&EDC does hereby approve the agenda for the May 15, 2006 meeting.
The vote was unanimous.
- IV. **Approval of Minutes: Meeting of March 20, 2006**
The motion was made by Linda Williams and seconded that the NP&EDC does hereby approve the minutes for the March 20, 2006 meeting.
The vote was unanimous.
- V. **Public Comment** – None at this time
- VI. **Action / Discussion Items**
 - A. **Discussion: Wrap-Up of 2006 ATM**
Director Vorce said there will be discussion at the May 22nd Planning Board Meeting on the results of the 2006 ATM, the results of the ballot questions and the Fall "Special" Town Meeting (STM).
 - B. **Presentation: "Smart Growth" by Kurt Gaertner, of EOEA**

Mr. Gaertner spoke on the Smart Growth Tool Kit, Transfer of Development Rights (TDR), District Improvement Financing (DIF), Tax Increment Financing (TIF) and Grant & Loan Programs of the Mass Executive Office of Environmental Affairs.

He also spoke on Chapter 40B, 40R and 40S.

He said that Nantucket received a score of 105, which was very high and helpful toward grants & loans.

Q. How to protect commercial & industrial areas?

A. Zone for a single purpose or Transfer of Development Rights (TDR)

Q. How will that work with Buildout, existing Sewer Line etc.?

A. Infrastructure must still be able to support it.

Q. Who decides what percent (80-120%) is to be used on a 40B?

A. It is up to the Town.

Q. Have you gotten a negative response from the term "Smart Growth"?

A. Some, but it is the most recognizable term and does not mean "No Growth"

Q. Where does the bill stand concerning ANR's, 40B's and grandfathering?

A. It has been stalled in committee.

An amended bill has been filed which does not include the 40B which may have a chance to get out of committee with a positive recommendation.

Q. & A. 40B is not voluntary & 40R is voluntary, up to the Town.

Q. Is 40R an overlay district or scattered zone?

A. It is an overlay district, but can be on a single parcel or a zoning district. It is not spot zoning.

Q. What is the process?

A. Would have to be preliminary approval by the DHCD, then to Town Meeting and then the Planning Board would have site plan review authority and of course go through the HDC.
It would be by-right, but use zoning up front with specifics.

Q. On a 40R, is this a one time funding project?

A. Not one time, every time you meet the criteria.

Q. How does the Land Use Reform Act affect ANR's & grandfathering?

A. It would eliminate ANR's and change the timing on subdivisions per grandfathering. It is controversial and may not pass.